

Transition Overlay Areas

DR018



What do I need to know about transition overlay area regulations?

The City of Redmond utilizes transition overlay areas throughout the city to promote land use compatibility. Transition overlay areas minimize potential conflicts between abutting higher and lower intensity zones by protecting properties from possible adverse impacts from adjoining properties with higher intensity uses. This is achieved by employing an overlay of regulations that control site and building design, site operations, and buffers.

Transition Overlay Regulations

Properties in higher intensity zones that are adjacent to lower intensity zones may be subject to transition overlay regulations. Transition overlays employ regulations that are more stringent than the standard underlying regulations of the subject zone.

An example of a zone that must comply with transition overlay regulations (known as a "complying zone") would be the Business Park zone (BP). Whenever the BP zone is adjacent to any single-family or multi-family zone, a transition overlay of 150 to 300 feet is established (see graphic to the upper right). The transition overlay is measured inward from the property line adjacent to the residential zone (known as a "protected zone"). RZC Table 21.50.020, Protected Zones, outlines when zones fall into a transition overlay and the associated overlay zone buffer.

Properties in a transition overlay must comply with the regulations described below:

Use and Operation

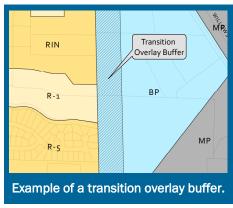
Properties and uses that are located in a transition overlay may not conduct certain activities outside as part of the operation of the business, except during times of day specified by the RZC. The City does grant exceptions to specific uses, such as restaurants and car washes. Outdoor storage is entirely prohibited in the transition overlay, except for in the Industry zone.

Site and Building Standards

Sites and buildings in a transition overlay must employ designs that minimize visual and traffic impacts to adjacent protected zones.

Sites in a transition overlay should be designed so as to minimize the impact of parking lots, vehicular circulation, and noise and light emanating from vehicles and parking facilities. Street use and new vehicle routes should be constructed in a way that minimizes any resulting through-traffic to local neighborhoods of the protected zones. Surface parking and refuse areas should be located away from protected zones and be provided adequately screened.

Buildings in a transition overlay should be designed so as to minimize light intruding into protected zones. Building



aesthetics should be enhanced by stepping back or modulating façades.

Signs

Freestanding and wall signs are the only sign types permitted within the transition overlay. Signs may not be elevated higher than five feet above finished grade and can only be indirectly lit.

Building Setbacks and Height

Each complying zone must conform to property line setbacks and building height maximums prescribed for the transition overlay.

Setbacks for buildings from property lines in complying zones are assessed by building height. Taller structures require greater setbacks. The property line setback requirements do not apply to buildings located on a multi-modal corridor, streets serviced by regular transit, or adjacent to State Route 520.

Maximum height for structures in a transition overlay are determined by

the complying zone type and the adjacent protected zone type. Maximum height can be increased with a height bonus beyond the standard maximum height in a transition overlay by providing certain on-site features.

Landscaping and Buffers

Whenever a property line or street frontage in a transition overlay borders a protected zone, a landscaped buffer is required to be placed along the length of the border to buffer the properties. The landscape buffer must be 20 feet wide. Additional landscaping standards such as tree retention, vegetative planting requirements, and prohibition of structures in landscaping areas also apply.

Applicable Code Sections

RZC 21.50: Transition Overlay Areas

Questions: 425-556-2494 or planneroncall@redmond.gov. You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.

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